

**PB# 05-07**

**JCW Tent Trailers  
(Withdrawn)**

**69-1-5**

TOWN OF NEW WINDSOR  
PLANNING BOARD

**APPROVED COPY**

DATE: Withdrawn 5/12/06

**AGENT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

JACQUELINE C. FAIRLEY, <sup>SHE</sup>deposes and says that ~~he~~ resides  
(OWNER)

at 1034 RTE 94 VAILS GATE NYS in the County of ORANGE  
(OWNER'S ADDRESS)

and State of N.Y.S. <sup>SHE</sup>and that ~~he~~ is the owner of property tax map

(Sec. 69 Block 1 Lot 5)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in  
the foregoing application and that ~~he~~ designates:

CHARLES H. FAIRLEY PO BOX 641 VAILS GATE N.Y.S 12584  
(Agent Name & Address)

STEVEN P. DRABICK PO BOX 539 CORNWALL NYS 12518  
(Name & Address of Professional Representative of Owner and/or Agent)

<sup>HER</sup>as ~~his~~ agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EXPIRES ON OWNER.**

SWORN BEFORE ME THIS:

11 DAY OF March 2005

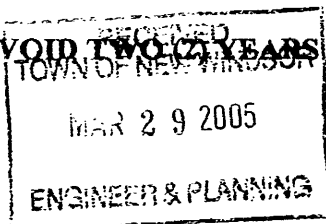
[Signature]  
NOTARY PUBLIC

**\*\*** [Signature]  
Notary Public, State of New York  
No. 010R6013005  
Qualified in Orange County  
Certificate filed in New York County  
Commission Expires Sept. 8, 2006  
Owner's Signature (MUST BE NOTARIZED)

Charles H. Fairley  
Agent's Signature (If Applicable)  
[Signature]  
Professional Representative's Signature

**\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER



05-07

PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <b>JACQUELINE C. FAIRLEY</b>	2. PROJECT NAME <b>JCW TENT TRAILERS</b>
3. PROJECT LOCATION: Municipality <b>VALE GATE</b> County <b>ORANGE</b>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <b>1034 RTE 94 VALE GATE N.Y.S. (5 CORNERS AREA) ADJACENT TO WESTERN BOUNDARY OF PRICE CHOPPER PARKING LOT</b>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <b>POP-UP TRAILER SALES + RENTALS. 8 UNITS ON DISPLAY FOR SALE/RENTAL PURPOSES - 4 PARKING SPACES (INCLUDING 1 HANDICAPPED). 120' OFFICE IN EXISTING RESIDENCE.</b>	
7. AMOUNT OF LAND AFFECTED: Initially <b>± 2000 SQ FT</b> acres Ultimately <b>SAME</b> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <b>DEPT OF MOTOR VEHICLES</b>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <b>JACQUELINE C. FAIRLEY</b> Date: _____	
Signature: _____	

RECEIVED the action is in the Coastal Area, and you are a state agency, complete the  
TOWN OF NEW YORK Coastal Assessment Form before proceeding with this assessment

MAR 29 2005

OVER

1

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**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, coordinate the review process and use the FULL EAF.
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? <input type="checkbox"/> Yes <input type="checkbox"/> No		If No, a negative declaration may be superseded by another involved agency.
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)		
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: <b>NO</b>		
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: <b>NO</b>		
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: <b>NO</b>		
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: <b>NO</b>		
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: <b>NO</b>		
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: <b>NO</b>		
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: <b>NO</b>		
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly		

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

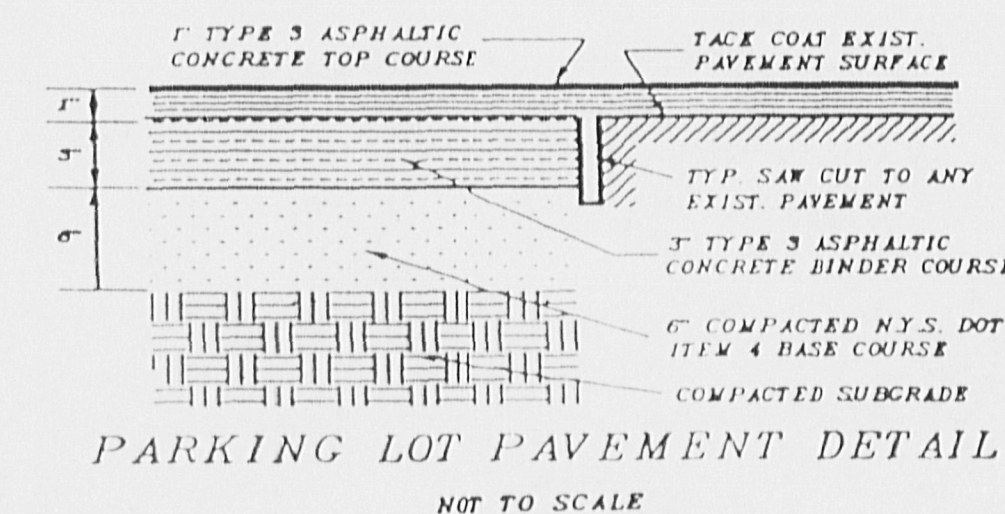
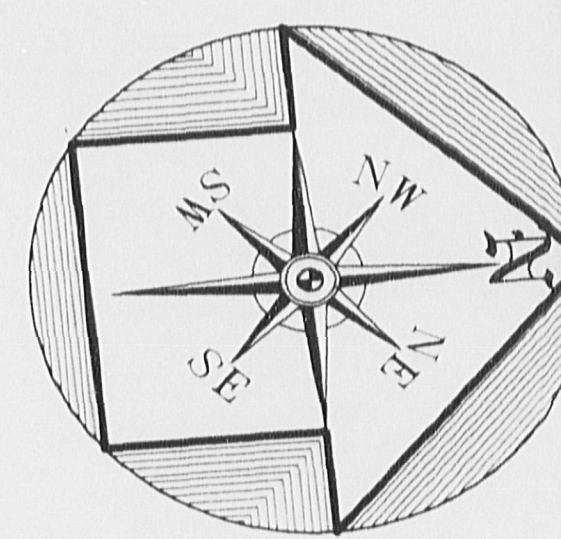
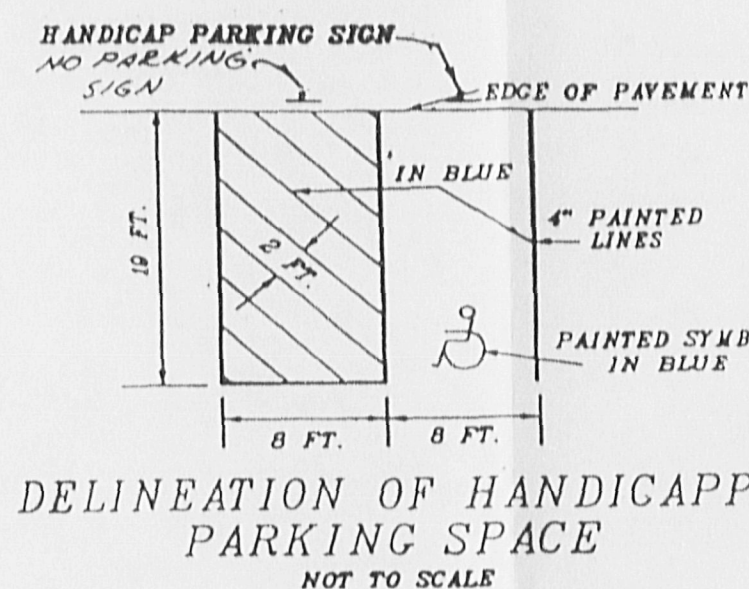
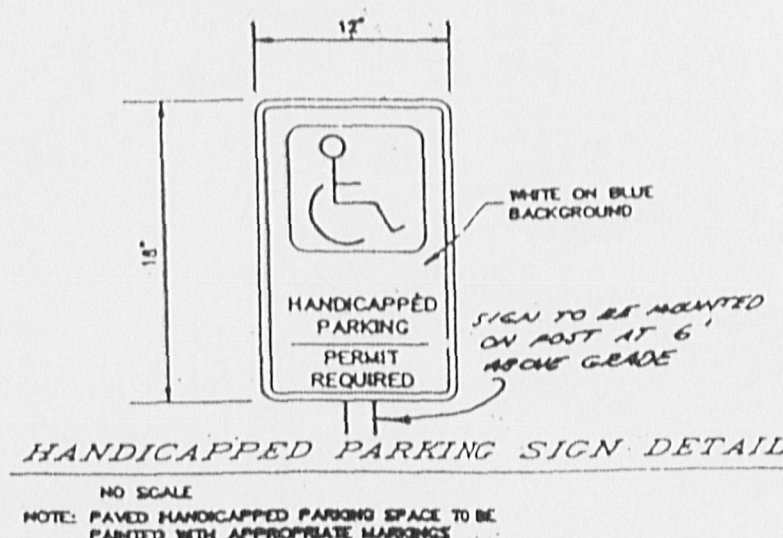
<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
Name of Lead Agency _____	
Print or Type Name of Responsible Officer in Lead Agency _____	Title of Responsible Officer _____
Signature of Responsible Officer in Lead Agency _____	Signature of Preparer (If different from responsible officer) _____
Date _____	
2	
05-07	

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N/F  
NATIONAL TEMPLE HILL  
ASSOCIATION, INC.  
LIBER 2193, PAGE 566  
T. L. 69 - 1 - 4.1

N/F  
DUARTE  
LIBER 4384, PAGE 314  
T. L. 69 - 1 - 4.2

N/F  
ROUTE 300 ASSOCIATES  
LIBER 2451, PAGE 127  
T. L. 69 - 1 - 4.3

AREA = 1.4270 ACRES  
OR 62,160 SQ. FT.

AREA = 0.0522 ACRE  
OR 2,272 SQ. FT.

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAT BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.  
COPIES OF THIS PLAT NOT HAVING THE SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

FIELD SURVEY UPDATE COMPLETED ON 2/22/05

I HEREBY CERTIFY ONLY TO THE PARTIES LISTED HEREON THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 4/28/01 AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC.

THIS CERTIFICATION DOES NOT RUN WITH TITLE TO THE LAND AND IS SUBJECT TO ANY STATE OF FACTS A TITLE SEARCH MAY REVEAL.

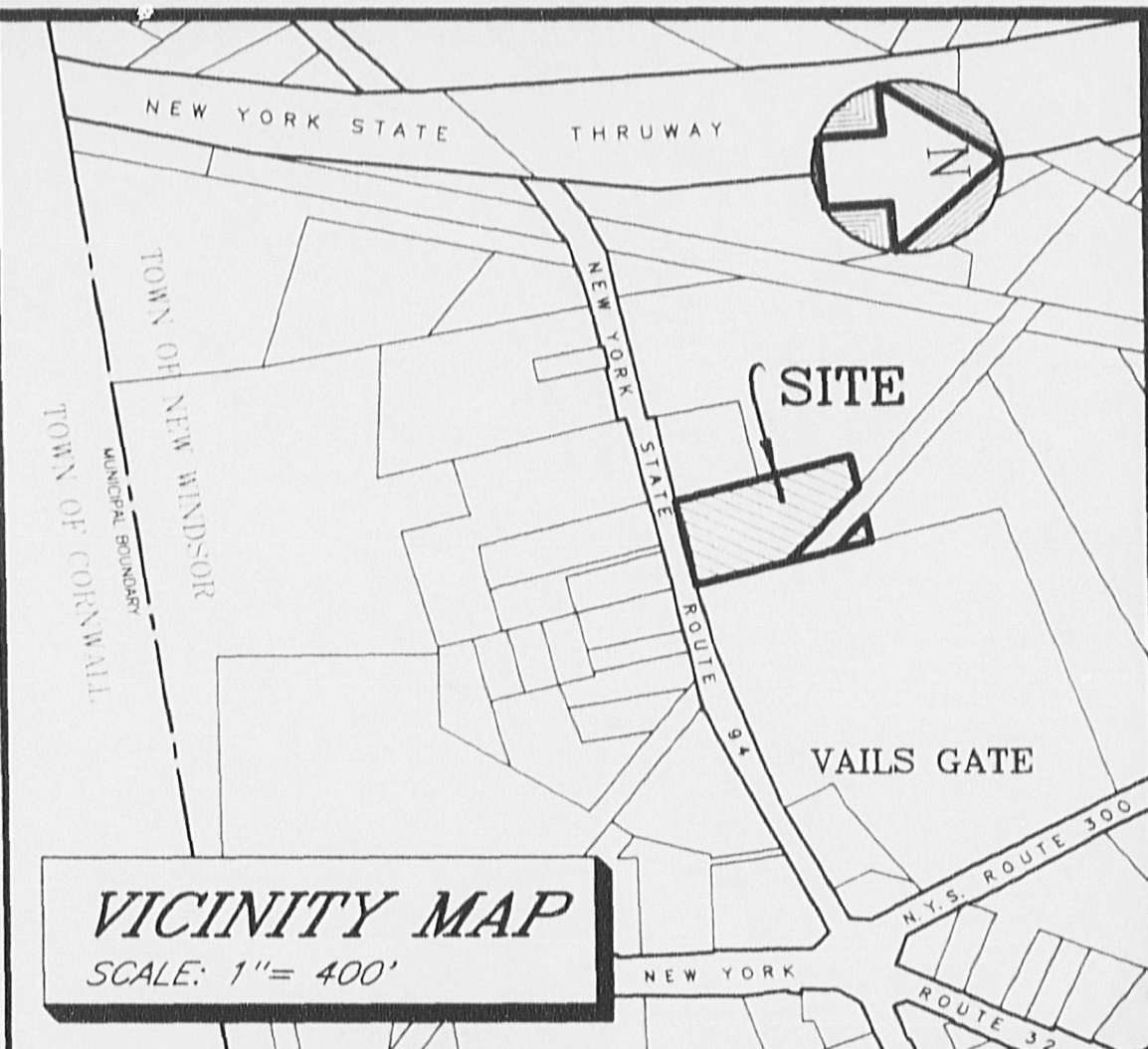
JACQUELINE FAIRLEY,  
TOWN OF NEW WINDSOR

STATE OF NEW YORK  
STEVEN P. DRABICK  
LICENSED LAND SURVEYOR  
NO. 4896  
STEVEN P. DRABICK, PLS' NY LIC. #49806

# ZONING DESIGN SHOPPING (C), USE GROUP A 9 & B 5 REQUIRED A9 B5 PROVIDED

MIN. LOT AREA	80,000 SQ. FT.	40,000 SQ. FT.	64,432 SQ. FT. *
MIN. LOT WIDTH	200 FT.	200 FT.	199.96' (EXISTING)
FRONT YARD	60 FT.	60 FT.	2.8' (EXISTING)
SIDE YARD	30 FT.	30 FT.	12.4' (EXISTING)
TOTAL BOTH SIDE YARDS	70 FT.	70 FT.	159.1' (EXISTING)
REAR YARD	30 FT.	30 FT.	165.0' (EXISTING)
STREET FRONTAGE	N/A	N/A	N/A
MAX. BUILDING HEIGHT	12' / 1" = 12.4'	12' / 1" = 12.4'	20.0' +/- (EXISTING)
FLOOR AREA RATIO	0.7	0.5	0.02
MIN. LIVABLE AREA	N/A	N/A	N/A
DEVELOPMENTAL COVERAGE	20 %	85 %	LESS THAN 20 %

\* REQUIRES VARIANCE OF 15,568 SQ. FT. FOR A 9 USE.

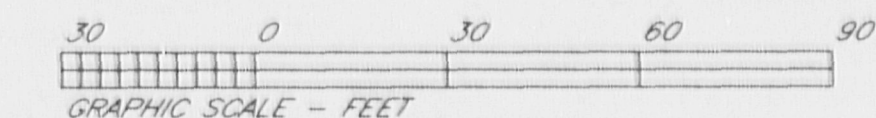


## NOTES:

- 1) BEING A SITE PLAN OF SECTION 69, BLOCK 1, LOT 5 AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAP.
- 2) OWNER / APPLICANT: JACQUELINE FAIRLEY  
1034 ROUTE 94  
VAILS GATE, N.Y.
- 3) PROPERTY ZONE: C - DESIGN SHOPPING
- 4) PROPERTY AREA: 1.4792 ACRES
- 5) PROPOSED USE: POP-UP TENT TRAILER CAMPER SALES & RENTAL WITH ON SITE LIVING QUARTERS FOR OWNER.
- 6) WATER SUPPLY: TOWN OF NEW WINDSOR MUNICIPAL
- 7) SANITARY SEWAGE DISPOSAL: TOWN OF NEW WINDSOR MUNICIPAL
- 8) HOURS OF OPERATION: 8:00 AM - 6:30 PM EVERYDAY  
APRIL 15 THRU NOVEMBER 12
- 9) THE PROPOSED CAR-PORT IS TO BE AN OPEN ROOFED STRUCTURE AND LOCATED NO CLOSER TO THE SIDE PROPERTY LINE THAN THE EXISTING BUILDING. THE CAR-PORT IS TO BE USED FOR CLEAN-UP & PREP. FOR RE-RENTALS AND SALES OF POP-UP CAMPERS.
- 10) THE PROPOSED ACCESS RAMP & WALK SHALL MEET ALL APPLICABLE A.D.A. STANDARDS & SPECIFICATION IN DESIGN AND CONSTRUCTION.

## SITE PLAN PLAT FOR PROPOSED POP-UP TENT TRAILER CAMPER SALES & RENTAL WITH 1 FAMILY LIVING QUARTERS FOR OWNER

TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK  
SCALE: 1" = 30' FEBRUARY 28, 2005



RECEIVED BY STEVEN P. DRABICK  
TOWN OF NEW WINDSOR  
APR 25 2005  
ENGINEER & PLANNING  
P.L.S., PC  
PROFESSIONAL LAND SURVEYOR  
PO BOX 539  
CORNWALL, N.Y. 12518  
(845) - 534 - 2208

FOR USE BY PLANNING BOARD

SHEET 1 OF 1	
REVISIONS	
DATE	DESCRIPTION